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CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 6249

AN ORDINANCE adopting the Public Storage (15-103770 AC) 2015 amendment to the Comprehensive Plan of the City of Bellevue, pursuant to Chapter 36.70A RCW (Growth Management Act, as amended) and Chapter 35A.63 RCW; and establishing an effective date.

WHEREAS, the City has undertaken a review and revision of the Comprehensive Plan in accordance with Chapter 36.70A.130 (4) RCW, known as the Comprehensive Plan Major Update; and

WHEREAS, the Growth Management Act authorizes the City to, among other things, amend the Comprehensive Plan on no more than an annual basis in accordance with Chapter 36.70A.130 (2) (a) RCW; and

WHEREAS, a privately-initiated proposal to amend the Richards Valley Subarea Plan map from Office (O) to Light Industrial (LI) at 1111 - 118th Ave. SE ("the Public Storage CPA") was submitted for consideration with the 2015 annual Comprehensive Plan amendments; and

WHEREAS, the Planning Commission held public meetings and a public hearing pursuant to legally-required notice on the proposed amendment to the Comprehensive Plan and has recommended approval to the City Council; and

WHEREAS, the City Council has considered and discussed the proposed annual amendment to the Comprehensive Plan; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act (Chapter 43.21C RCW) and the City Environmental Procedures Code (Chapter 22.02 BCC); and

WHEREAS, the City Council desires to amend the Comprehensive Plan consistent with the foregoing; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The Richards Valley Subarea Plan map included as Attachment A to this ordinance and changing the designation of the property located at 1111 - 118th Ave. SE from Office (O) to Light Industrial (LI) is hereby adopted.

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Section 2. A condition of approval limiting the permitted uses on this site to warehouse and storage services, consistent with the current use, shall be attached to a subsequent rezone required for Growth Management Act consistency.

Section 3. The City Council finds that public notice was provided for all 2015 amendments to the Comprehensive Plan as required by LUC 20.35.400 for Process IV amendments to the text of the Land Use Code and Comprehensive Plan.

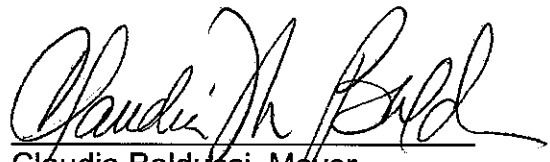
Section 4. The City Council finds that the 2015 Public Storage amendment to the Comprehensive Plan satisfies the amendment decision criteria contained in the Land Use Code (Part 20.30I).

Section 5. This ordinance shall take effect and be in force five (5) days after its passage and legal publication.

Section 6. This ordinance and the Comprehensive Plan shall be available for public inspection in the office of the City Clerk.

Passed by the City Council this 3rd day of August, 2015, and signed in authentication of its passage this 3rd day of August, 2015.

(SEAL)


Claudia Balducci, Mayor

Approved as to form:

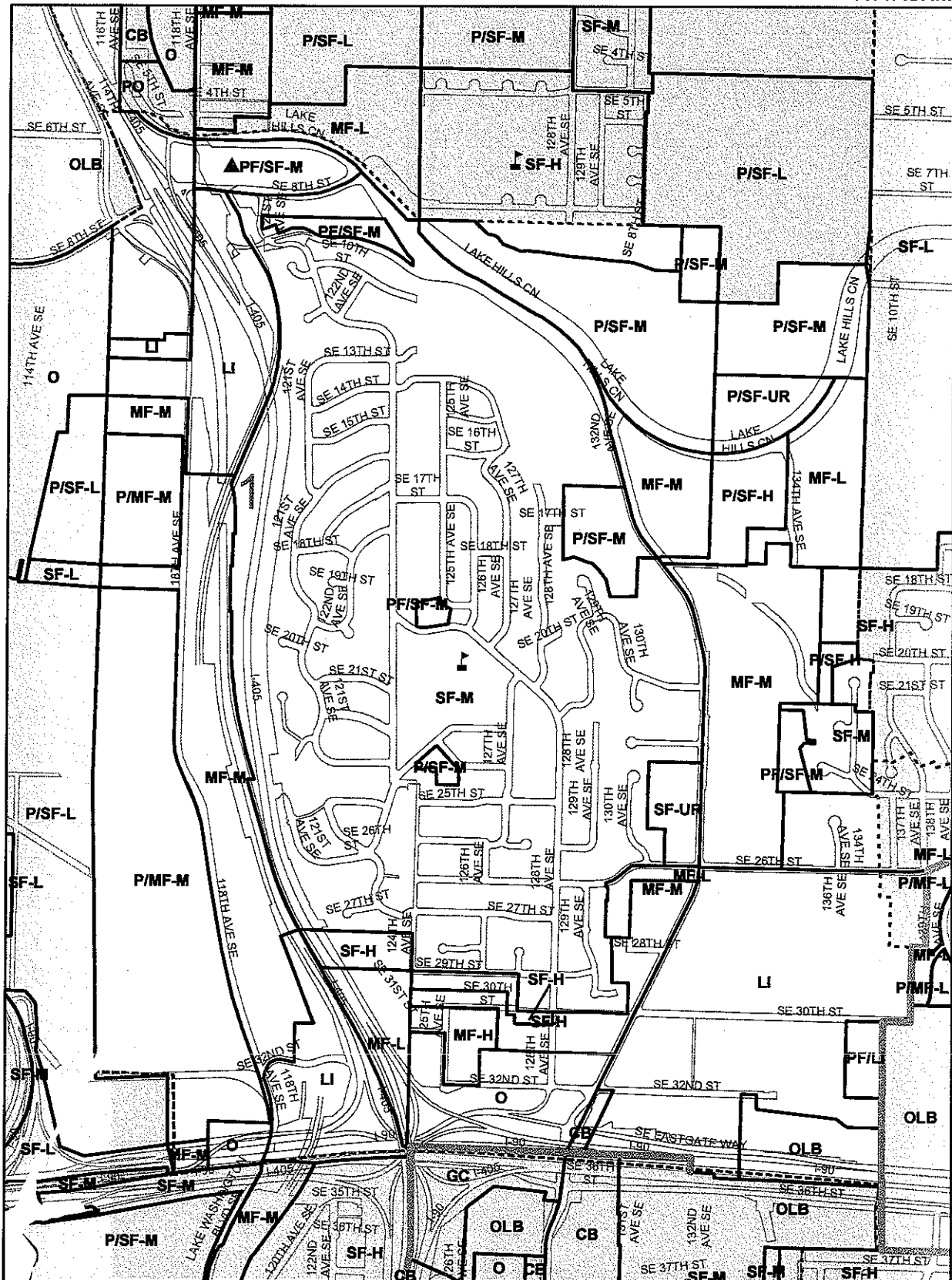
Lori M. Riordan, City Attorney


Darcie Durr, Assistant City Attorney

Attest:


Myrna L. Basich, City Clerk

Published: August 6, 2015



Richards Valley Land Use Plan

- | | | | | | | | |
|-----|-------------------|--------|--------------------------|------------|---|-----|-----------------------------|
| SF | Single Family | PO | Professional Office | GC | General Commercial | ▲ | Fire Stations |
| MF | Multi Family | O | Office | LI | Light Industrial | ▲ | Public Schools |
| -L | Low Density | OLB | Office, Limited Business | PF | Public Facility | ▨ | Planning Districts |
| -M | Medium Density | OLB-OS | Office, Open Space | P | Park | --- | Bellevue City Limits (2015) |
| -H | High Density | NB | Neighborhood Business | NMU | Neighborhood Mixed Use | ○ | Lakes |
| -UR | Urban Residential | CB | Community Business | EG-TOD | Eastgate-Transit Oriented Development | □ | Outside of Bellevue |
| | | | | OLB/EG-TOD | OLB and Eastgate-Transit Oriented Development | | |

